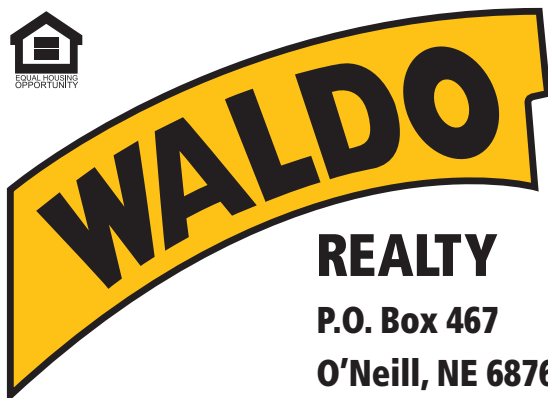




**FOR SALE**

**240 +/- Acres**

**Knox County, Nebraska**



**REALTY**

**P.O. Box 467**

**O'Neill, NE 68763**

**Contact Waldo Realty for further  
information on this property.**

**402.336.4110**

**[www.waldorealty.net](http://www.waldorealty.net)**

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

**DEEDED ACRES:** 240 +/- with an additional BELF Lease Acres of 204.205 acres

**PROPERTY LOCATION:** From Verdel, NE South on 515 Avenue, 1  $\frac{3}{4}$  mile to 895 Road and to the subject property lying on the west side of 515 Avenue.

**LEGAL DESCRIPTION:** SE  $\frac{1}{4}$  and the S  $\frac{1}{2}$  NE  $\frac{1}{4}$  of Section 35 and the lease hold interest in that part of Section 36 lying west of the road all in Township 33, Range 8 West of the 6th P.M., Knox County, NE.

**PROPERTY DESCRIPTION:** If you are seeking for that perfect hunting property for deer, turkey, prairie chicken, and turtle dove, this productive property offers rolling topography with wooded draws, natural springs with Dewey Creek, beautiful views overlooking the countryside and established alfalfa lying in the middle of the deeded acres. It's also complimented by electrical power and a submersible well for livestock and domestic use.

The Board of Education Land & Funds land creates a buffer to the deeded acres along with creating additional income potential.

**CARRYING CAPACITY:** 60-65 C/C pair for 5 month grazing season

**BELF LEASE:** 204.205 acres

\*2025 rental rate is \$9,493.14

\*2026 rental rate may increase 3-5%

Lease expiration date: December 31st, 2029

**BELF IMPROVEMENTS:** Buyer is required to pay Seller \$10,200 for the personal property improvements (fences, gates, corrals, ETC.) outside of closing.

**NRCS INFORMATION:** The Seller has entered into an agreement with the NRCS for a prescribed burn into the spring of 2026 to improve the grazing production and further enhance to wildlife amenities. Buyer shall assume Sellers duties or compensate Seller \$14,000 to cancel said agreement.

**FSA INFORMATION:** 107.89 Historical cropland acres, 62 acres currently in Alfalfa

PLC Yield: Corn - 113 Bu.

Oats - 52 Bu.

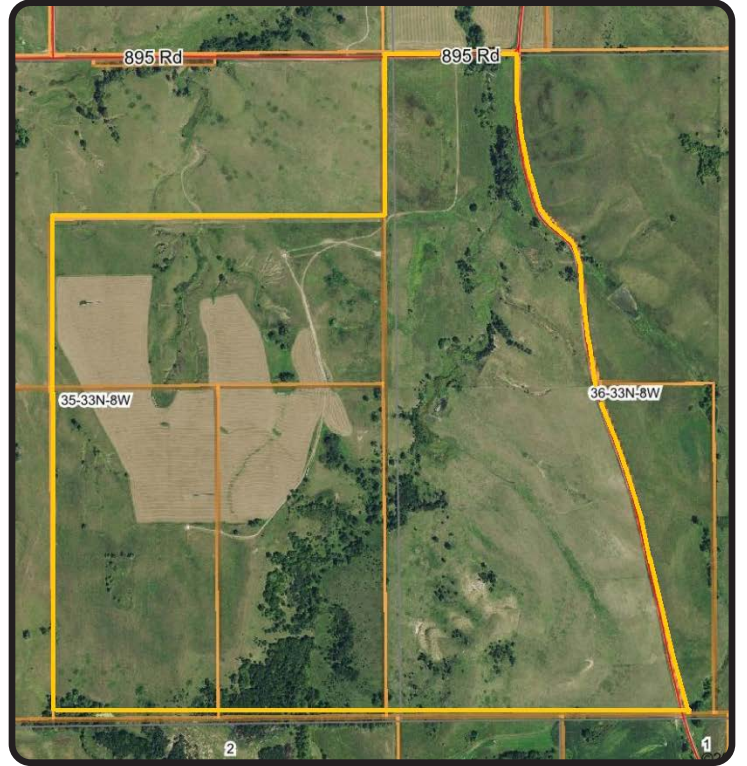
Soybeans - 37 Bu.

**REAL ESTATE TAXES:** \$2,918.52

**PRICE & TERMS:** \$840,000 cash with an additional \$10,200 paid to Seller for BELF personal property.

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.





Boundry lines are for visual aid only.



